

Case # 44-2023

Date Application Filed: 26 December 2023

DECISION OF THE ZONING BOARD OF APPEALS  
ON THE REQUEST FOR A SPECIAL PERMIT

Owners/Applicants: Bryan D. & Kim M. Garrison

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At a meeting held remotely via Zoom on Wednesday, 17 January 2024, the Edgartown Zoning Board of Appeals voted unanimously (4-0) to grant a special permit under section 10.1 G of the zoning bylaw to permit the construction of a 12 x 25 in-ground pool and 4 x 12 pool equipment shed as shown on the plan dated 26 December 2023 by Mr. Garrison. The property is located on a preexisting, nonconforming .23-acre lot at 3 Fourth Street North (Assr. Pcl. 11A-99) in the R-20 Residential District.

FACTS AND FINDINGS:

1. The only nonconformity is the size of the lot, which is located in a neighborhood of varyingly sized lots, many of them nonconforming.
2. The proposed plunge pool and equipment shed meet all setbacks and height restrictions of the R-60 District.
3. There were no objections to the project from any town boards or departments or from any abutters.
4. The pool equipment will be housed in a 4 x 12 addition to the existing shed. Shed will be fully enclosed and sound-proofed.
5. The board found the proposed additions to be appropriate and in harmony with the general purpose and intent of the bylaw and determined that the project would not have a negative effect on the neighborhood.
6. For details of the hearing please see the Record of Proceedings filed with this decision in the office of the Town Clerk and available on the town's website.

This decision of the Board of Appeals is on file in the Zoning Board office and in the office of the Town Clerk, Town Hall under Case No:44-2023.

CONDITION:

The following condition was placed on the permit: Applicants are to submit a landscape plan for the file prior to the completion of the project.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 23 January 2024. Appeals, if any, should be made pursuant to Section 17 of Chapter 40A of the Massachusetts General Laws and should be filed within 20 days of the filing of this decision in the office of the Town Clerk.

\_\_\_\_\_2023

I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: \_\_\_\_\_